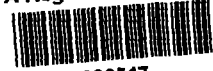


Bain Environmental, Inc.

7 August 2001

EPA Region 5 Records Ctr.



226517

Ms. Verneta Simon
On-Scene Coordinator
U.S. EPA, Region 5
77 W. Jackson Blvd.
Chicago, Illinois 60604-3590

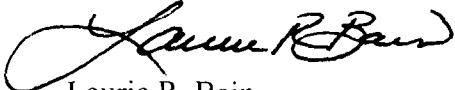
RE: Kieffer Building, Chicago, Illinois

Dear Ms. Simon:

As you requested in your letter dated July 27, 2001, I have enclosed herein an original of the Benchmark report #00534 (Bain #001012970), "Phase II Investigation/Radiological Survey" performed on October 18, 2000.

If you should have any questions, or require any further information, please do not hesitate to contact me directly at 773-728-0900.

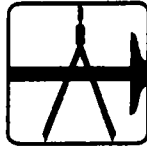
Sincerely,



Laurie R. Bain
President

PHASE II INVESTIGATION / RADIOLOGICAL SURVEY

**Performed at
160 East Illinois Street
Chicago, Illinois
Performed for
Ms. Laurie Bain
Benchmark Project # 00299A**



BENCHMARK ENVIRONMENTAL SERVICES, INC.

ENVIRONMENTAL • GEOTECHNICAL • ENGINEERING

August 14, 2000

Ms. Laurie Bain
Bain Environmental, Inc.
5315 N. Clark Street
Suite 144
Chicago, IL 60640

**Subject: Phase II Investigation / Radiological Survey Performed at
160 E. Illinois Street, Chicago, Illinois,
Benchmark Project # 00299A**

Dear Ms. Bain:


Enclosed is the report for the Phase II Investigation / Radiological Survey performed by Benchmark Environmental Services, Inc., at the above referenced address. This Investigation was performed to address concerns outlined within a prior Phase I Environmental Assessment (Project #00273).

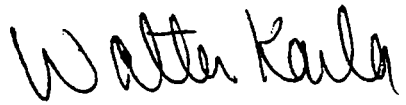
The first phase of this investigation / Radiological survey includes performing a walk through survey of the entire structure in order to investigate the possibility of impacts and to determine if the structure was previously utilized for operations / storage of radioactive materials.

If you should have any questions regarding this report, please feel free to contact the undersigned at 1-800-400-5811.

Respectfully,

Benchmark Environmental Services, Inc.


William Litniewicz, Master CHMM
Principal


Walter Karla, CHMM
Vice President –
Remediation / Risk Assessment

mgn

42199 North Lake Avenue
P.O. Box 824
Antioch, IL 60002
Phone: (847) 838-5811
Fax: (847) 838-5815

PHASE II INVESTIGATION / RADIOLOGICAL SURVEY

Performed at
160 East Illinois Street
Chicago, Illinois

Retained by;
Ms. Laurie Bain
Bain Environmental, Inc.
5315 N. Clark Street
Suite 144
Chicago, IL 60640

By:
Benchmark Environmental Services, Inc.
42199 N. Lake Avenue
P.O. Box 824
Antioch, IL 60002

Submitted on August 19, 2000 by:
Mark G. Neuses
Environmental Scientist

Reviewed on August 19, 2000 by:
William Liniewicz, Master CHMM
Principal

Project # 00299A

PHASE II INVESTIGATION / RADIOLOGICAL SURVEY
Performed at 160 E. Illinois Street, Chicago, Illinois
Benchmark Project # 00299A

I. Introduction

Benchmark Environmental Services, Inc. (Benchmark) was retained by Ms. Laurie Bain, of Bain Environmental, Inc., Chicago, Illinois, to perform a Phase II Investigation / Radiological Survey at 160 E. Illinois Street, Chicago, Illinois. Benchmark previously performed a Phase I Environmental Assessment (project #00421) which resulted in the following recognized environmental conditions regarding the subject site:

The adjacent Lindsay Light Co. site may pose a concern to the subject site due to the fact that processes performed there utilizing radioactive thorium have been confirmed to have impacted adjacent properties to the north and east. The USEPA is currently performing an Environmental Impact study to evaluate possible impacts to surrounding properties. No direct evidence of the use of the subject site by the Lindsay Light Co. was found, but due to the fact that the Lindsay Light Co. did utilize the adjacent properties (north and east) with impacts, although not identified through records. The possibility of material storage or processing at the subject site by the Lindsay Light Co. has not been ruled out. It appears that both properties were developed in the early 1900's, but records are unclear as to the usage of the subject site. Benchmark believes that the possibility of impacts to the subject site poses a significant concern and therefore recommends that a Phase II Investigation be performed.

*Not indepth
why add more
on 674 floor*

Mr. Walter Karla, Vice President of Remediation/Risk Management, arrived at the subject site at 8:30 a.m. on July 1, 2000. Mr. Karla met with Mr. Eli Port and Mr. Mariano Pascual of RSSI, Morton Grove, Illinois and Ms. Laurie Bain, *Bain Environmental, Inc.* along with building representatives, who escorted the group throughout the site walk-through. RSSI was retained by Benchmark Environmental Services Inc. to provide health physics support services. An initial walk-through survey was performed to locate the most probable points of entry, accumulation areas, and possible operations / storage areas. Initial background readings were obtained with indications of naturally occurring radioactivity present in the structures masonry walls. An indepth floor by floor survey was subsequently performed to identify any areas with readings above background levels. Additional monitoring of an area on the sixth floor was performed with results indicating no levels above background readings. Background readings were taken outside of the on-site building as well as inside during the survey. The results of this survey are included in the attached report.

II. Conclusions

Results of the radiological survey performed at the subject site do not indicate that the site was utilized by operations handling radioactive materials. Levels of radioactivity are consistent with levels present in brick building materials. Based on the above results, Benchmark does not believe that the subject site was utilized for storage / manufacturing of radioactive materials.



6312 West Oakton Street
Morton Grove, IL 60053-2723
847-965-1999
Fax 847-965-1991

July 24, 2000

Walter K. Karla, CHMM
Benchmark Environmental Services, Inc.
42199 North Lake Ave.
P.O. Box 824
Antioch, IL 60002

RE: Radiological Survey of 160 E. Illinois St.

Dear Mr. Karla,

On July 21, 2000, a radiological survey of 160 E. Illinois Street, Chicago, IL, was performed. A Ludlum 193 Survey meter was used with a 2x2 NaI probe. Background readings were taken outside of the building at the brick walls and in the street. Background next to the brick walls on the side of the building was 8,000 cpm. Background in the street was 4,000 cpm.

During the survey, readings were taken in accessible areas throughout the building. Except as indicated on the attached drawings, readings were at background, 8,000 cpm near exterior walls, and 4,000 cpm away from exterior walls. All readings were between 4,000 cpm and 9,500 cpm. The 9,500 cpm reading was measured on the north side of the building in the basement near the grid point designated 2-A. Similar results of 9,500 cpm were measured in the alley on the north side of the building. Readings taken in a sump and in a drainage pipe in the basement were 8,000 cpm and 6,000 cpm, respectively.

On the sixth floor an area of 7,000 cpm was measured in the middle of a room near the grid point designated C-6. A Health Physics Instruments Model 7010 multi-channel analyzer was used to determine the cause of the elevated

Walter K. Karla, CHMM
July 24, 2000
Page 2

RSSI

counts. The elevated counts were produced by naturally occurring isotopes in the Thorium Series, Th-232, Ra-224, Pb-214, and Bi-214. These radionuclides are commonly present in brick. At the observed count rate, they do not appear to represent contamination from a prior industrial operation.

If you have any questions or require any additional information, please contact me at 847-965-1999.

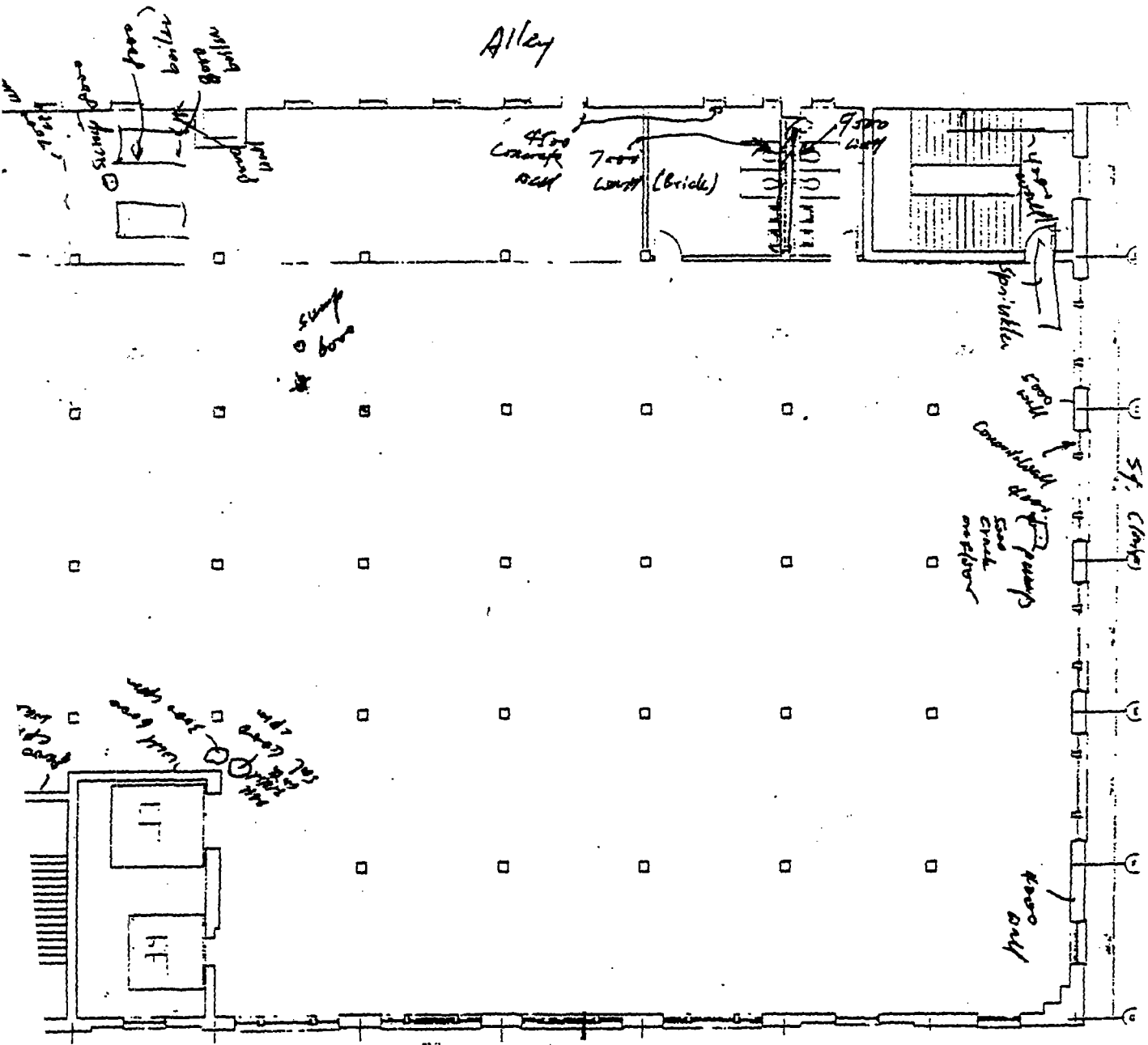
Sincerely,

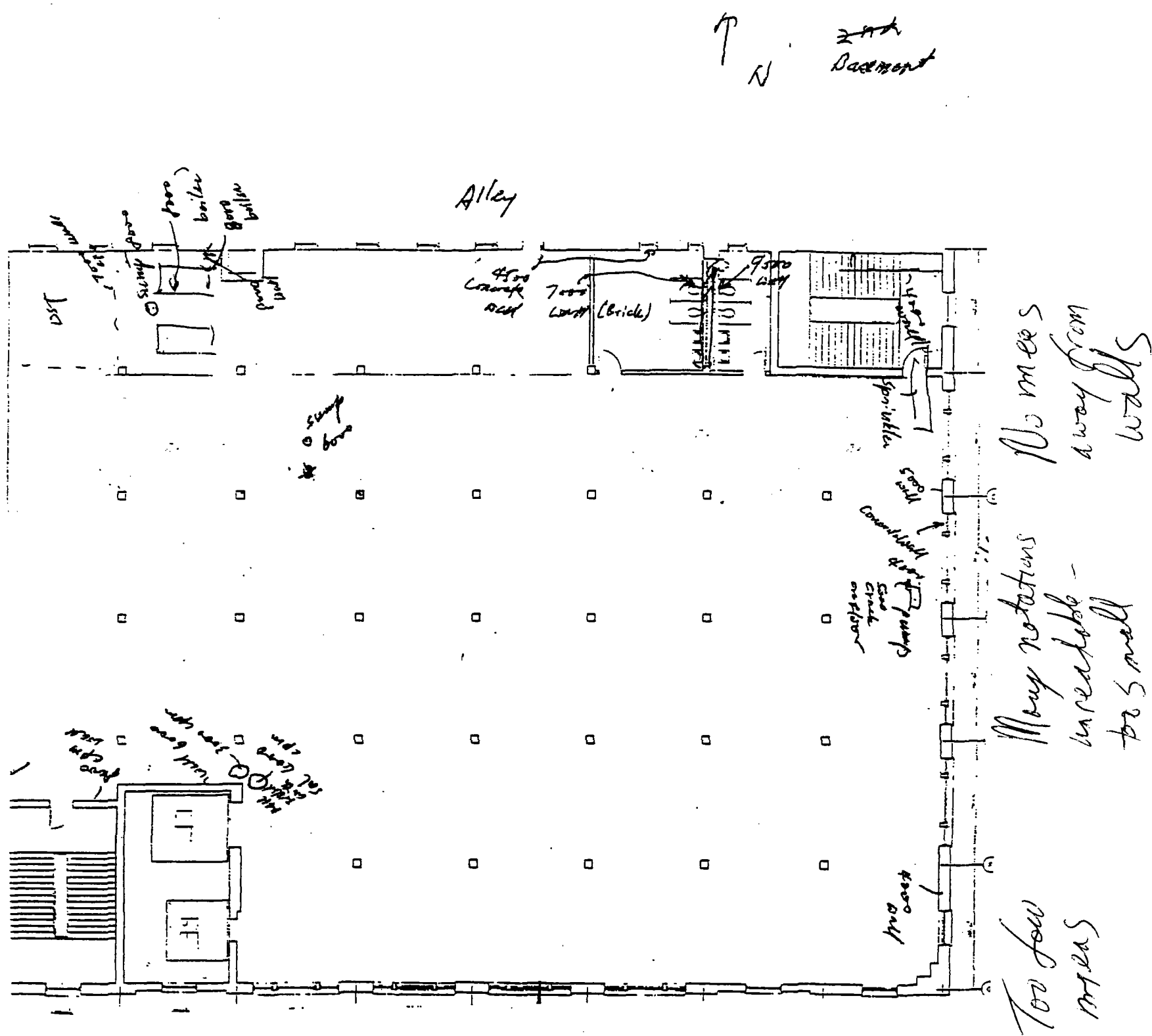
A handwritten signature in black ink, appearing to read 'M. Pascual', with a long horizontal line extending from the end of the signature.

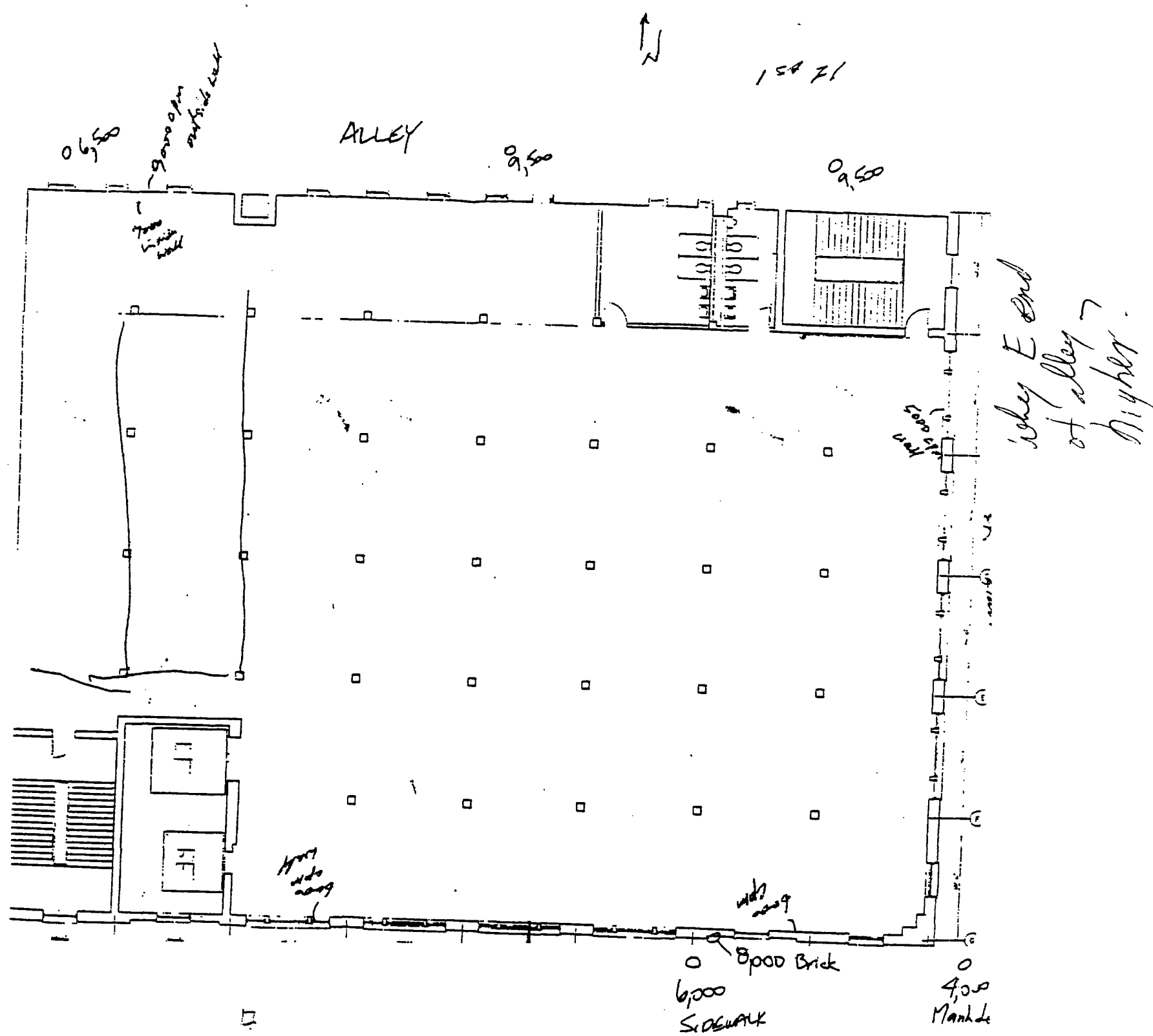
Mariano C. Pascual
Health Physicist
\\nasimack\kara\chmm\pascual.doc

But this
no LL problem
too

N







2nd

Ally

- 7000
CPR
Walt

6850
LPM
WAM

Shade

12/2/20

6570

good good after
Ride

1-1-120-H ✓

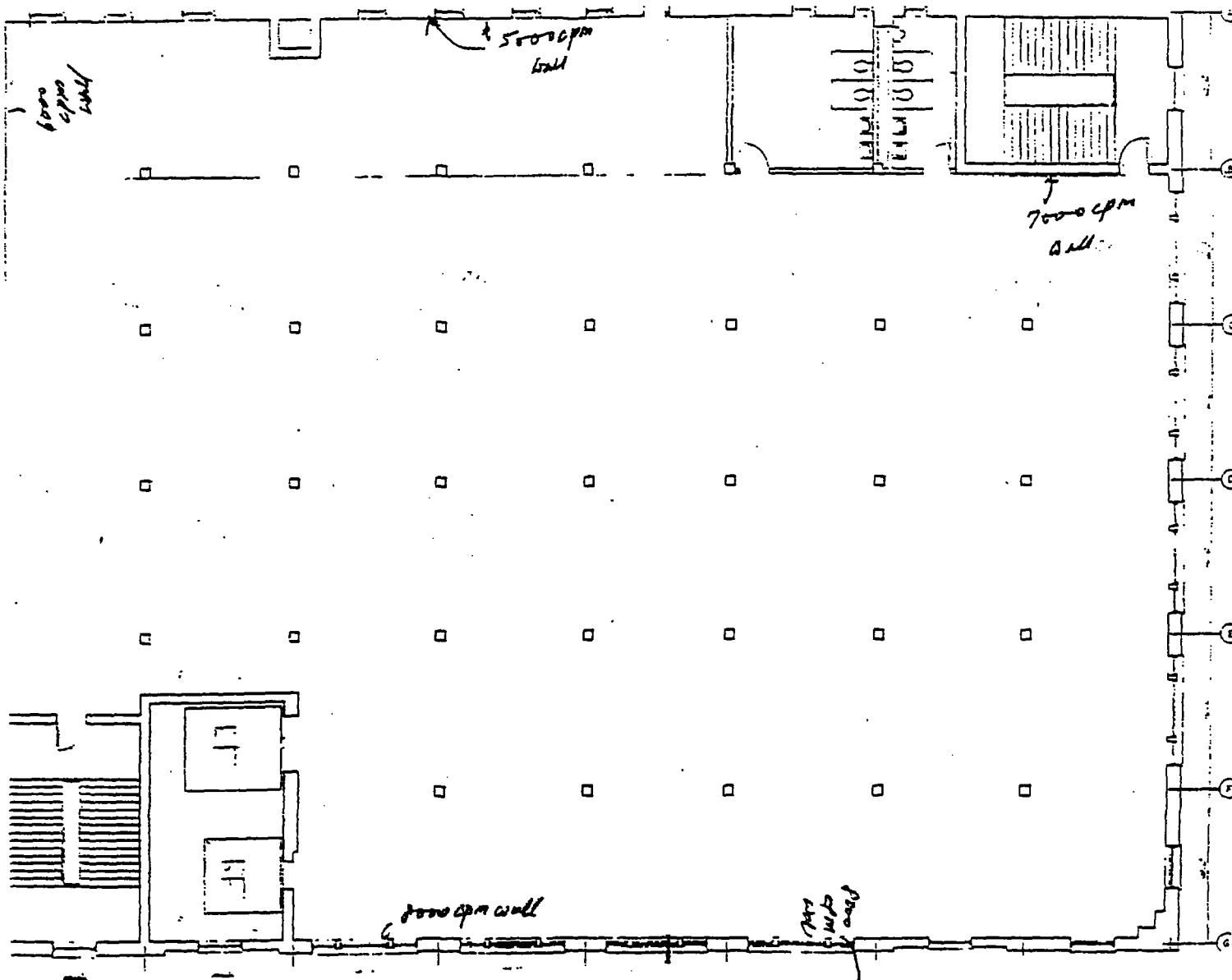
Good Street

2nd Fl.

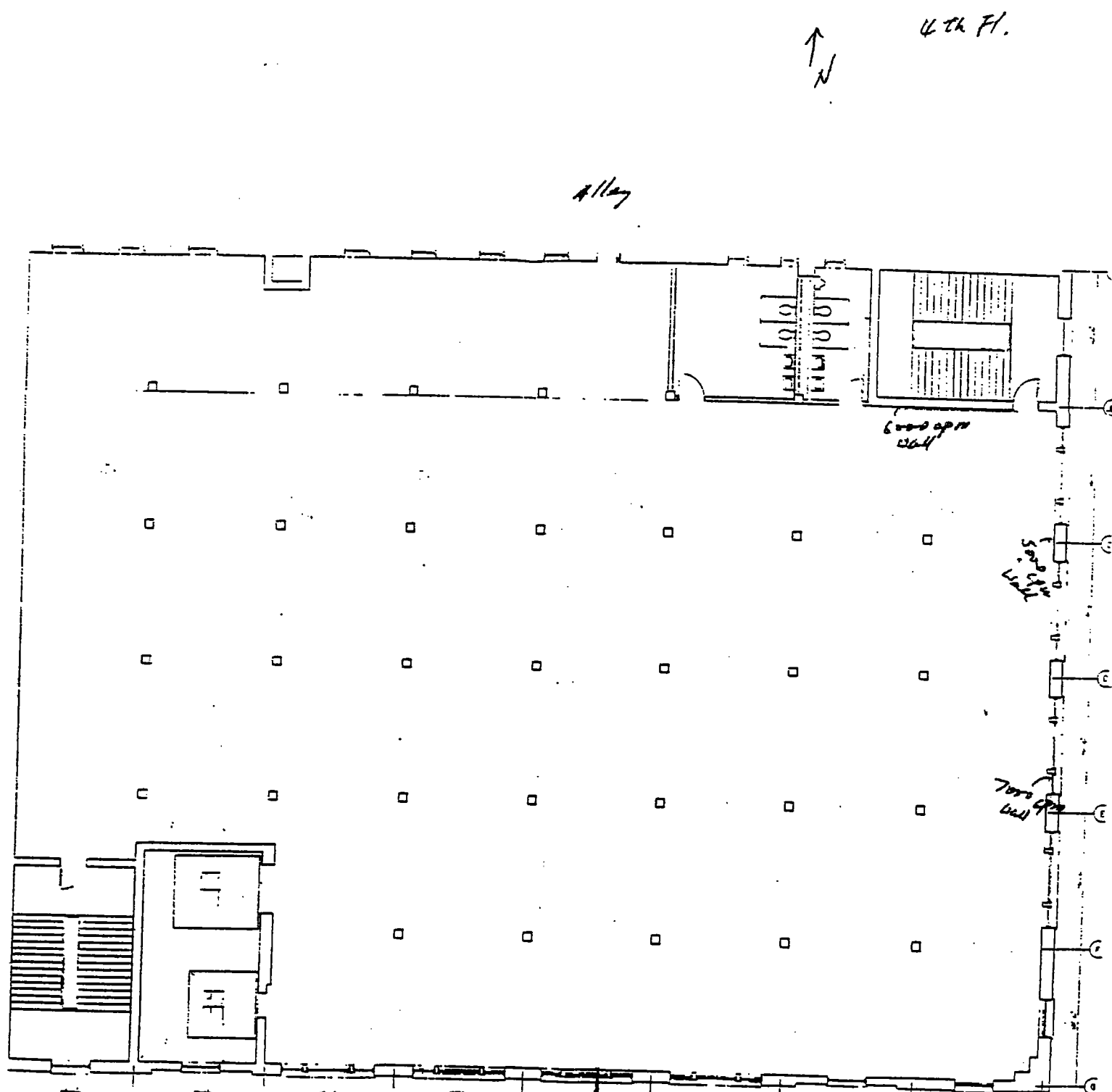
4/10/1944

3rd Fl.
↑ N

Alley



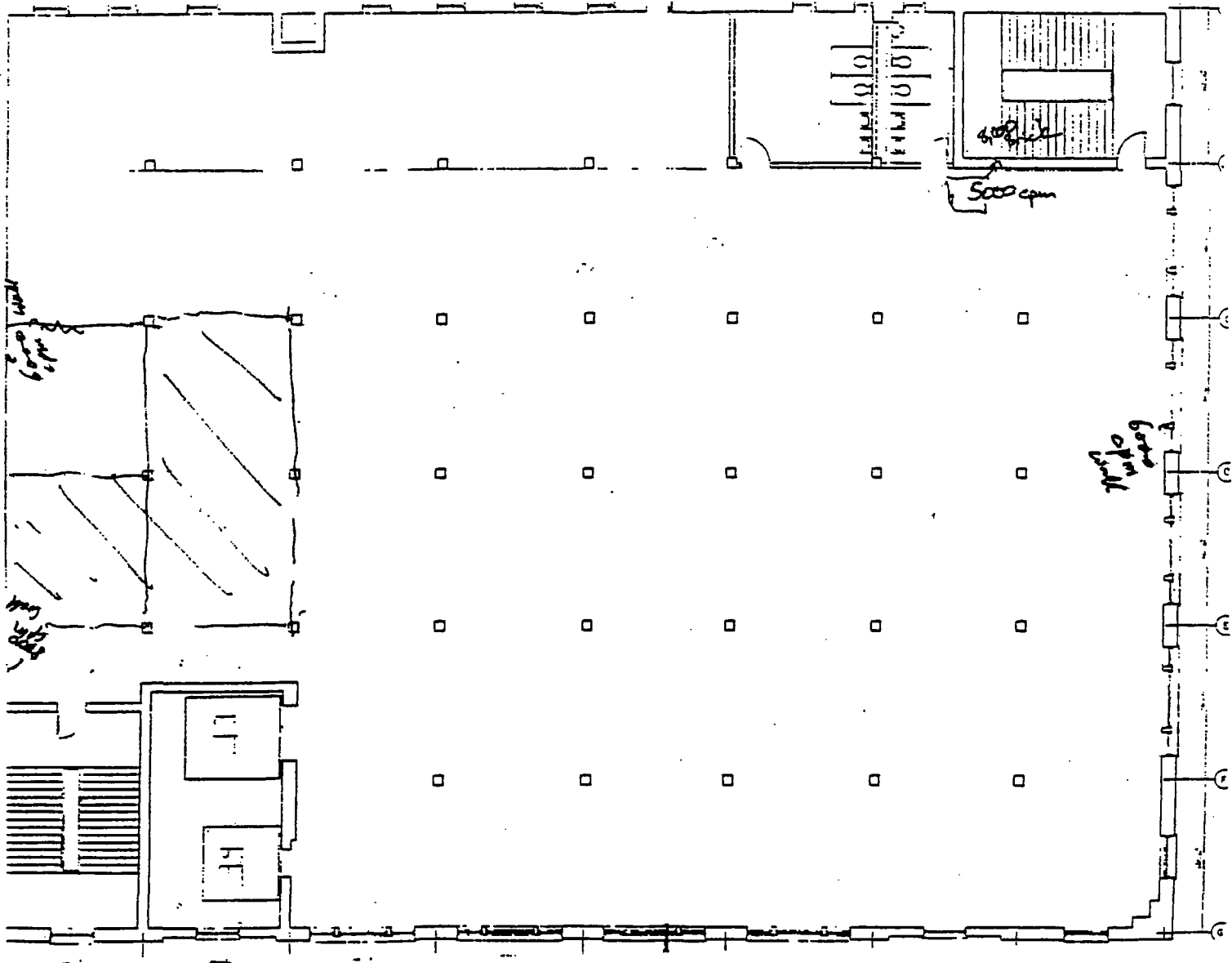
Zoning



LL Bldg
had many
hot spots in center
of room

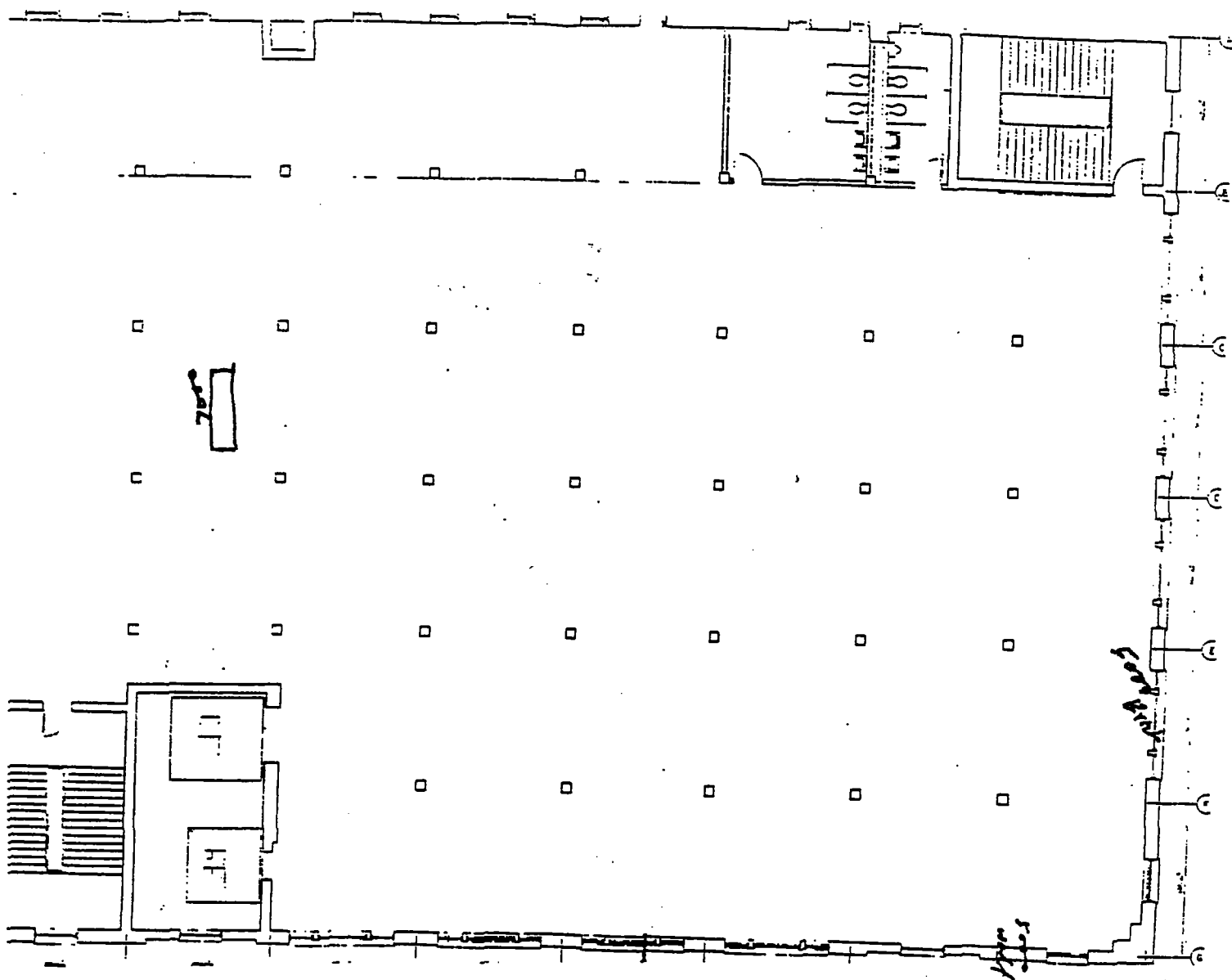


5th Fl.



11/1/83

600 ft.



What was
spread this
about 1000.

entrance